

Exhibit A

BEING all that certain lot, tract or parcel of land located in the G. MARKHAM SURVEY, Abstract No. 980, Dallas, Dallas County, Texas, being a part of City Block No. 6263, being the same property described in Quit Claim Deed from Mrs. Helen Schmidt to Mattie H. Gardner, dated October 15, 1943 recorded in Volume 2459, Page 511, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch dia. iron rod set in the West line of Jim Miller Road (a 50 foot easement for street purposes dedicated to the public by map of Woodland City Addition, to the City of Dallas, Texas, according to the map recorded in Volume 70046, Page 1, Map Records, Dallas County, Texas), said point being the Southeast corner of Neumann-Smith Subdivision to the City of Dallas, Texas, according to the map recorded in Volume 34, Page 67, Map Records, Dallas County, Texas, said point being South 00 degrees 11 minutes 00 seconds West, 1003 feet from the Northeast corner of said G. Markham Survey;

THENCE South 00 degrees 11 minutes 00 seconds West, along said West line of Jim Miller Road, same being the West line of said Woodland City Addition, a distance of 155.00 feet to a 1/2 dia. iron rod set at the Northeast corner of Dollengers Subdivision of part of Block 7/6263, an Addition to the City of Dallas, Texas, according to the map recorded in Volume 33, Page 235, Map Records, Dallas County, Texas;

THENCE North 88 degrees 39 minutes 45 seconds West, passing at 566.60 feet a 1/2 inch dia. iron rod found at the Northwest corner of said Dollengers Subdivision, continuing a total distance of 581.60 feet to a point for corner in the East line of Deepwood Street (a 50 foot right-of-way at this point);

THENCE North 00 degrees 11 minutes 00 seconds East, along said East line, a distance of 156.00 feet to a point for corner;

THENCE South 88 degrees 39 minutes 45 seconds East, passing at 15.00 feet the Southwest corner of said Neumann-Smith Subdivision, continuing along the South line of same, a total distance of 581.60 feet to the PLACE OF BEGINNING, and containing 2.08 acres of land of which 2,339.5 square feet is in use as Deepwood Street.